



MINUTES

CITY PLAN COMMISSION

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Rice
- Commissioner Schade Stroik
- Commissioner Schuler

Date and Time: May 4, 2026
6:00 PM

Location: Community Room
933 Michigan Avenue, Stevens
Point, WI

OR

Zoom Teleconferencing

Opening Section:

1. Roll Call

- Meeting called to order at 6:00 P.M.
- Members present: Mayor Wiza, Alder Kneebone, Commissioners Arntsen, Beacom, Rice, Schade Stroik, Schuler.

Discussion and Possible Action on:

2. Report of the April 6, 2026 meeting of the City Plan Commission.

- Background: Minutes of the April 6, 2026, meeting of the City Plan Commission were included in the agenda packet.
- Motion: Arntsen moves to accept the meeting minutes.
- Second: Beacom seconds the motion.
- Vote: Unanimous approval.

3. A request from Bailey Voigt, representing I-39 Properties LLC, for a modified sign variance request to install a freestanding sign on the property located at 5101 Woodward Drive (Parcel ID 281240835300053), consistent with Ch. 25.14.

- Background: Associate Planner & Zoning Administrator gives an overview of the request.
- Motion: Schuler moves approval with the conditions.
- Second: Schade Stroik seconds the motion.
- Vote: Unanimous approval.

4. Public Hearing and action on a request from Benjamin Nusz, representing Mid-State Technical College, for conceptual plan approval of a proposed

development on an unaddressed parcel bounded by Badger Avenue (Parcel ID 281230801310002), consistent with Ch. 23.02(4)(b)(5).

- Background:
 - Benjamin Nusz, representing Mid-State Technical College, gives an overview of the request.
 - Doctor Shelly Mondeik, Mid-State Technical College President, gives a presentation on the request.
 - Chief Moody provides additional information regarding the request.
 - Associate Planner & Zoning Administrator Kuhn provides further overview of the request.
- Public Hearing:
 - Kurt Heuer, Law Enforcement and Jail Academy Director at Mid-State Technical College, speaks about his history in the field and his excitement for this project. He shares a statement from the Gamber Johnson CEO, writing in favor of the project.
 - Carrie Penovich, Aspirus Wisconsin Southeast Division President, shares Aspirus's support of the project and the importance of well-trained responders for a positive patient outcome.
 - Andrea Olson, Fourth District Alderperson, speaks about the pros and cons of the project.
- Discussion:
 - Doctor Shelly Mondeik addresses concerns raised during the public hearing.
 - Chief Moody addresses concerns raised during the public hearing.
- Motion: Schuler moves to approve the conceptual plan.
- Second: Beacom seconds the motion.
- Discussion:
 - Staff answers questions from the commission.
 - Chief Moody answers questions from the commission.
 - Doctor Shelly Mondeik answers questions from the commission.
- Vote: Unanimous approval.

5. Public Hearing and action on a request from Benjamin Nusz, representing Mid-State Technical College, for a conditional use permit to operate a technical college facility on an unaddressed parcel bounded by Badger Avenue (Parcel ID 281230801310002), consistent with Ch. 23.02(1)(c)(3)(d).

- Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
- Motion: Kneebone moves to approve the conditional use permit to operate a technical college facility on an unaddressed parcel bounded by Badger Avenue with conditions included.
- Second: Schade Stroik seconds the motion.
- Vote: Unanimous approval.

6. Public Hearing and action on a request from Paul Gnan, representing the

Central Wisconsin Lutheran High School, for a conditional use permit to operate a parochial high school on the property located at 5225 Heffron Court (Parcel ID 281230802200031), consistent with Ch. 23.02(1)(c)(3)(d).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Public Hearing:
 - Paul Gnan, Central Wisconsin Lutheran High School Principal, gives an overview of the request.
- Motion: Arntsen moves to approve the request with staff recommendations.
- Second: Rice seconds the motion.
- Vote: Unanimous approval.

7. Public Hearing and action on a request from Tyler Ignatowski, representing Little Captain LLC, to rezone the property located at 2928 Stanley Street (Parcel ID 281240828402021) from the “R-LD” Low-Density Residence District to the “R-4” Multiple Family I Residence District.

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
- Motion: Schuler moves to approve the request for rezoning.
- Second: Arntsen seconds the motion.
- Vote: Motion carries with 6 votes in favor and 1 against (Beacom).

8. Public Hearing and action on a request from Tyler Ignatowski, representing Little Captain LLC, to apply a “PD” Planned Development Overlay District designation to the property located at 2928 Stanley Street (Parcel ID 281240828402021), consistent with Ch. 23.02(4)(b)(5).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Public Hearing:
 - Andrea Olson, Fourth District Alderperson, speaks about accessibility concerns in new housing developments.
- Discussion:
 - Staff answers questions from the commission.
 - Tyler Ignatowski, representing Little Captain LLC, answers questions from the commission.
 - Sam Lang, Ninth District Alderperson, speaks about the landscaping plans.
 - Ginger Keymer, District Three Alderperson, speaks about the density of the project and suggests a comparison of the density of other housing projects.
 - Andrea Olson, District Four Alderperson, speaks about the percentage of green space needed and number of accessible units that could be required in a Planned Development Overlay District.

- Motion: Arntsen moves to postpone action pending staff review.
- Second: Schuler seconds the motion.
- Vote: Unanimous approval.

9. Public Hearing and action on a request from Tyler Ignatowski, representing Little Captain LLC, for a conditional use permit to construct multi-family residential buildings on the property located at 2928 Stanley Street (Parcel ID 281240828402021), consistent with Ch. 23.01(14)(f) and 23.02(1)(f)(3)(b).

This item was postponed. No action was taken.

10. A request from Tyler Ignatowski, representing Little Captain LLC, for a site plan review to construct multi-family residential buildings on the property located at 2928 Stanley Street (Parcel ID 281240828402021), consistent with Ch. 23.02(4)(b)(1)(2).

This item was postponed. No action was taken.

11. A request from the City of Stevens Point to exercise a buy-back option — Schertz Properties LLC (Doc. No. 706813) for PIN 281240832202963.

- Background: Mayor Wiza provides an overview of the request and answers questions from the commission.
- Motion: Schuler moves to authorize the acquisition of the land.
- Second: Arntsen seconds the motion.
- Vote: Unanimous approval.

12. Discussion on Forest Creek Subdivision - Phase 2 Development Strategy and Proposed RFP Process

- Overview: Director Kivela gives an update on phase one of the Forest Creek Subdivision, gives an overview of phase two, and shares information about the RFP process.
- Discussion
 - Jacqui Guthrie, District Two Alderperson, speaks about the values that were able to be promoted in phase one and asks about a plan in case the submissions for phase two are not up to those standards.

13. March 2026 Monthly Report.

- Background: Monthly reports are included in the agenda packet.
- Discussion:
 - Ginger Keymer, District Three Alderperson, asks about annual comparison dates.

14. Director's Report.

- Background: Director's report is included in the agenda packet.

Closing Section:

15. Adjourn

- Meeting adjourned at 8:20 P.M.